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BURGESS & CO.
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24 Church Vale Road, Bexhill-On-Sea, TN40 2ED

£425,000 Freehold



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Burgess & Co are delighted to the market this bright and spacious detached bungalow, located in a quiet and mature residential area. Ideally situated being within one mile of Bexhill Town Centre with its array of shopping facilities, restaurants, mainline railway station and seafront. Ravenside Retail Park is also within two miles providing more shops, and a leisure centre. The accommodation is arranged to provide a spacious dining hall with a particular feature being the double glazed pitched roof letting a lot of natural light in, a 19'2 lounge, a kitchen, two double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing, solar panels, block paved driveway providing off road parking, a garage and to the rear there is a delightful, mature and enclosed garden. Viewing is essential to truly appreciate all that this property has to offer.

Dining Room

14'2 x 10'4
With radiator, inset ceiling spotlights, tiled floor, door to Garage, double glazed roof lantern with electric opening windows. Double glazed frosted window & door to

Hallway

With radiator, loft hatch, storage cupboard.

Living Room

19'2 x 11'9
With two radiators, feature electric fireplace, frosted borrowed light window to dining room, two double glazed windows to the rear, double glazed double doors to the rear.

Kitchen

11'9 x 11'8
Comprising matching range of wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, tiled splashback, fitted double oven, inset gas hob with extractor hood over, integrated dishwasher, space for washing machine & tumble dryer, tiled floor, radiator, cupboard housing fridge/freezer, space for table & chairs, double glazed window to the side & rear, double glazed frosted door to the side.

Bedroom One

12'0 x 11'8
With radiator, built-in wardrobe, double glazed window to the front.

Bedroom Two

11'9 x 10'9
With radiator, built-in wardrobe, double glazed window to the front.

Bathroom

8'4 x 5'5
Comprising corner bath, corner shower cubicle, low level w.c, vanity unit with inset wash hand basin, towel radiator, tiled walls & floor, double glazed frosted window to the side.

Garage

18'0 x 8'6
With up & over door, fuse box, light & power.

Outside

To the front there is an area of lawn with flowerbeds housing mature plants & shrubs, a block paved driveway providing off road parking leading to an integral garage. To the rear there is a patio area, a greenhouse, raised flowerbeds housing mature plants & shrubs, steps lead up to an area of lawn, a patio area, further flowerbeds housing shrubs & trees, a garden shed and is enclosed by fencing.

NB

Council tax band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

